

## **PLANNING COMMISSION MINUTES**

**June 17, 2008**

**7:00 P.M.**

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Dave Badham, Michael Allen, Ray Keller, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: Barbara Holt and City Engineer Paul Rowland.

City Attorney Russell Mahan arrived at 7:15 p.m. and City Council Representative Beth Holbrook arrived at 7:20 p.m..

Tom Smith made a motion to approve the minutes for June 3, 2008 as amended. Dave Badham seconded the motion and voting was unanimous in favor.

### **1. Consider preliminary and final commercial site plan approval for Woods Cross City water tank located at 180 E. 1500 S., Scott Anderson, applicant.**

Scott Anderson, applicant, was present. Aric Jensen explained that Woods Cross City is proposing an expansion of the existing culinary water storage facility located at 180 East 1500 South. This property was acquired and subdivided by Woods Cross City within the last couple of years for the express purpose of adding two additional water tanks.

This is essentially a reservoir site with no substantial surface structures. The two 1.55 million gallon water tanks will be located below ground, and will be covered in gravel. The property will be accessed off of 1500 South, with a 20 feet wide hard surface driveway running back approximately 140 feet to a gated entrance.

There is a landscaped detention basin between the sidewalk and the gate that captures and releases any potential overflow from the water tanks. There is no need for a detention basin to capture site runoff since the majority of the property will be covered in gravel or landscaping.

The landscaping plan shows a new 6 feet high solid vinyl fence where the project abuts single-family residences. The gate to the project will most likely be chain-link or other open-style fence for security purposes.

There is no need for parking stalls or other similar site improvements as there are no surface structures, the site is not open to the public, and no employees are stationed at the facility.

Staff recommends preliminary and final site plan approval for the Woods Cross Water Tank expansion with the findings that it meets the criteria for a commercial/public utility site plan with the following conditions:

1. Make corrections to redlines.
2. Pay any required fees.

Scott Anderson explained that, for security reasons, there will be a fence around the facility and a building covering the tank vents. All landscaping will be maintained.

After a brief discussion Michael Allen made a motion to recommend to the City Council preliminary and final commercial site plan approval for the Woods Cross City water tank subject to the conditions outlined by Staff. Tom Smith seconded the motion and voting was unanimous in favor.

**2. Consider preliminary and final commercial site plan approval for Bountiful Water Subconservancy District, 995 S. 500 W., Wesley White, applicant.**

Wesley White, applicant, was present. Aric Jensen explained that the Bountiful Water Subconservancy District is requesting preliminary and final site plan approval for a new office building and operations facility. The site is located at 995 South 500 West in the Heavy Commercial (C-H) zone, and is approximately 2.13 acres in size. The property fronts onto 500 West and is surrounded on 2 ½ sides by properties zoned Heavy Commercial. The east and northeast sides are adjacent to single family residential and require increased setbacks and landscaping. A solid, CMU wall, 6 feet high, will surround the entire yard area.

This is a well designed site plan with very few issues other than some redlined corrections. The property has one proposed entrance onto 500 West, which will need to be reviewed and approved by UDOT.

The area along the frontage not occupied by the drive approach is a landscaped detention basin approximately 35 feet wide by 100 feet deep. The entire project landscaping is only at 13%, and so it needs to be increased about 2500 sq. feet to meet our minimum 15%. This can be easily accomplished by increasing the landscaping width from 10 feet to 11 feet around the residential areas.

The minimum parking requirement for this site is 21 stalls, 16 of which are shown on the site plan around the office building. There is more than ample parking space available in the yard area for employees; it just needs to be striped.

There is an attractive landscape plan that shows buffer trees on 25 feet centers along the residential border, and shrubs and smaller trees adjacent to the office building and commercial borders. The rear yard area is improved with gravel and is primarily for material storage. The Commission may require that this area be improved with hard surfacing, however, the permeability of the gravel is probably more desirable than a concrete or asphalt surface. If the gravel surface is approved, then a concrete mow strip will be required where the asphalt meets the gravel and where the gravel adjoins the landscape areas to protect the integrity of those areas.

The dumpsters will be located within a completely enclosed, screened, gated facility, and so no enclosure is necessary. If the applicant desires a dumpster outside of the yard area, he will need to construct a gated enclosure of the same CMU as the screening wall.

Staff recommends waiving the storm drain impact fee because on-site detention is being provided.

Staff recommends preliminary and final site plan approval for Bountiful Subconservancy with the finding that it meets the commercial site plan requirements with the following conditions:

1. Make all redlined corrections, including landscaping increase to 15% of site and striping at least 5 additional employee stalls
2. Pay estimated water line costs of \$13,750
3. Provide 15' easement for waterline
4. Waive storm drain impact fee
5. Submit written access approval from UDOT

There was a discussion regarding the location of the proposed shop building being so close to the property line to the south.

Wes White explained that some of the neighbors have commented on the clean up of the property and how nice it looks.

Dave Badham made a motion to recommend to the City Council preliminary and final commercial site plan approval for Bountiful Water Subconservancy District (to be known as Bountiful Irrigation) based on the findings outlined by Staff with an additional condition as follows:

6. Add to the redlines a correction for the shop building setback as it relates to the south property line.

Tom Smith seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:30 P.M.